

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
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Project Name: City of Fort Lauderdale

Case #: 7-T-03

Date: September 9, 2003

Comments:

1. Discuss with Planning staff why higher zoning density will be proposed for Greater Riverland Road (GRR) Community when Riverland Road is operating at 124% of Capacity – Level of Service “E” (e.g. BC LU designation of low 3, 5, and Low-Med 10 will be increased to 3.53, 6.85, and 12.22 respectively)?
2. In review of the water, sewer, drainage, and traffic circulation of these areas annexed they are all currently served by either Broward County or the City of Fort Lauderdale. A general statement reflecting that Broward County has not estimated the flows from individual subsections of the areas under review (e.g. Page 29 GRR para. 6 and in many other sections) appears puzzling. Discuss with Planning staff the source for this information, as it appears these statements might not be accurate or convey an acceptable message to reviewing bodies in Broward County or Tallahassee. This typical statement appears in many of the subsection analyses. Engineering practice requires that flows be estimated in order to properly size conveyance and transmission systems, as well as account for adequate plant capacity. It is not apparent that these statements are correct.
3. The standards for drainage reflect the County and City’s objectives for design. The level of service standards for commercial projects, and residential projects which are greater than 1 acre, are different from more limited site areas. For instance, a 1.5-acre commercial project must retain the greater of 1 inch over the site area or 2.5 inches over the percentage of impervious area. This aspect of SFWMD criteria does not appear to be represented in the level of service standards listed in the typical format outlined in the package for each subsection.

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4. The level of service requirements for “On Site Storage” in this same section indicates that 1-inch is to be retained on site as per the “South Florida Building Code”. This code is obsolete. The comment shall be revised to refer to the “Florida Building Code (FBC)” and “South Florida Water Management District (SFWMD) – Permit Review Manual, Vol. 4” which is applicable. The FBC does not adequately address site stormwater storage at all so reference to it in general engages no requirements, but additional reference to the SFWMD accomplishes the objective desired.
5. On page 9 of the GRR LU package there is an indication that an existing 1.5-inch gravity flow line along S.W. 38 Terrace provides wastewater service for subsection 1. This does not appear to be correct. Use of such a small pipe diameter for gravity conveyance of wastewater would not even comply with the Florida Building Code for plumbing from a toilet.

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Division: Parks & Recreation

Member: Kathy Connor
954-828-5869

Project Name: City of Fort Lauderdale

Case #: 7-T-03

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Comments:

1. No Comments

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Division:	Planning	Member:	Sheryl Stolzenberg 954-828-5296
Project Name:	City of Fort Lauderdale	Case #:	7-T-03
Date:	September 9, 2003		

Request:

Amend the City of Fort Lauderdale Future Land Use Map to include areas annexed by the City, with land use designations that are equivalent to those designations in the Broward County Plan.

Comments:

1. As required by State Law, when areas are annexed by a City, the City must amend its Future Land Use Plan Map to include those areas with a City land use designation before the City has the authority to apply zoning. The areas contained in this proposed amendment include: Melrose Park, Greater Riverland Road annexation areas, Golden Heights, Palm Aire and parcels adjacent to Dillard High School. The majority of these areas is fully developed and desire to retain their existing character.
2. Land Use Compatibility: The land use designations proposed for residential areas limit the maximum number of units to those allowed by the Broward County Plan, and carry forward the nonresidential designations for those annexed areas that are nonresidential. The designations are compatible with adjacent areas.
3. Consistency with Comprehensive Plan: The proposed Future Land Use Map amendments are consistent with the Goal City of Fort Lauderdale Land Use Element: Promote the distribution of land uses that will preserve and enhance the character of Fort Lauderdale by establishing land development guides designed to promote environmental protection, meet social and economic needs, provide for adequate services and facilities, conserve natural resources and ensure compatibility of land uses.

Recommendations:

1. Present a finding of compatibility to the Local Planning Agency

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Division: Sanitation

Member: Ed Udvardy
954-828-5057

Project Name: City of Fort Lauderdale

Case #: 7-T-03

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Comments:

1. Sanitation's comments may be available at the meeting.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project City of Fort Lauderdale
Name:

Case #: 7-T-03

Date: September 9, 2003

Comments:

1. No comments.